



**NORTH WEST COMMUNITY COUNCIL
DRAFT MINUTES
June 9, 2025**

PRESENT: Councillor Cathy Deagle Gammon, Chair
Councillor Billy Gillis, Vice Chair
Councillor Nancy Hartling
Councillor John Young
Councillor Jean St-Amand

STAFF: Colin Taylor, Solicitor
Krista Vining, Team Lead, Legislative Assistants
Elizabeth Macdonald, Legislative Assistant

These minutes are considered draft and will require approval by North West Community Council at a future meeting.

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, information items circulated, and video (if available) are online at halifax.ca.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:00 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – May 12, 2025

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the minutes of May 12, 2025 be approved as circulated.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions: None

Deletions: None

MOVED by Councillor St-Amand, seconded by Councillor Hartling

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS

10.1 PUBLIC HEARINGS

10.1.1 PLANAPP 2023-00321: Development Agreement for 600 Bedford Highway, Halifax

The following was before Community Council:

- Staff report dated March 25, 2025
- Correspondence from Andrea M. Winn, Paul Allen, Maureen McGinn Palmeter
- Staff presentation dated June 9, 2025
- Applicant presentation dated June 9, 2025

Maggie Holm, Principal Planner gave a presentation.

The hearing opened at 6:15 p.m.

The Chair invited the applicant to come forward and address Community Council.

Connor Wallace, Applicant gave a presentation and responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

Paul Allen, Bedford spoke against the proposed development agreement (DA). Allen stated the proposed development was not consistent with the Regional Plan was out of scale with adjacent properties which contradicted the Bedford Highway Functional Plan, stated the shadow impact assessment contained errors and omissions and was deficient by the standards set by the Halifax Regional Municipality. Allen noted concerns that the staff report did adequately address existing retaining walls, private wells and septic systems. Allen suggested the DA should only be approved with substantial amendments to provide necessary attention to nearby properties.

Lisa Allen, Bedford spoke against the proposed development agreement, urged the Community Council to reject the proposal and cited it was not consistent with current by-laws.

Maureen Palmeter, Fernleigh Park Neighbourhood spoke to concerns regarding safe vehicular and pedestrian access, the accuracy of the conceptual renderings of the building, safety concerns and issues with stormwater. Palmeter further spoke to the traffic impact statement, WSP Canada's recommended site modifications being included in the development agreement (DA), the standards set by the Bedford Highway Secondary Planning Strategy, and suggested sidewalks be included in the DA.

The Chair invited the applicant to respond to questions raised by the public.

Wallace explained the site plan was developed to include a driveway with dimension, that a detailed review was undertaken by Halifax Regional Municipality engineering staff that assessed the proposed development relative to the Bedford Highway Functional Plan, and explained staff found the proposed development were in alignment with current work. Wallace confirmed the developer provided shadow and corridor studies that determined the development would not have a significant impact on these issues.

MOVED by Councillor Hartling, seconded by Councillor Young

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:38 p.m.

Holm clarified two-way vehicular access would be needed to meet current engineering standards regardless of the development agreement, explained engineering standards typically were not included in development agreements as they could be difficult to change in the future when standards were updated. Holm noted provisions for off site improvements and work undertaken by the Bedford Highway Functional Plan, and responded to questions of clarification from Community Council regarding sidewalk standards.

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT North West Community Council:

- 1. Approve the proposed development agreement to allow an eight-storey residential building at 600 Bedford Highway, which shall be substantially of the same form as set out in Attachment A of the staff report dated March 25, 2025; and**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

10.1.2 PLANAPP 2024-00312: Development Agreement for 229 Beaver Bank Road, Beaver Bank

The following was before Community Council:

- Staff report dated March 17, 2025
- Correspondence from Craig and Katrina Longard
- Staff presentation dated June 9, 2025
- Applicant presentation dated June 9, 2025

Matthew Conlin, Planner III gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 7:03 p.m.

The Chair invited the applicant to come forward and address Community Council.

Chris Markides, Applicant gave a presentation and responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

Estheera Rose, Lower Sackville noted concerns regarding privacy for nearby residents and stormwater run off. Rose explained large amounts of stormwater collected in their backyard and was concerned that the development would cause the problem to worsen. Rose suggested that necessary stormwater management and proper landscaping be put into place. Rose requested the requirement for a privacy fence be installed due to land elevation difference be included in the development agreement and emphasized new construction projects should minimize impacts on current residents.

David F. Barrett, Maplewood Court spoke to traffic concerns in the area, accidents on Beaver Bank Road and responded to questions of clarification from Community Council.

The Chair invited the applicant to respond to questions raised by the public.

Markides explained balconies were not permitted on the rear of the buildings as part of the development agreement, post-development stormwater flows must be the same or lesser than current levels and fencing was required by the land use by-law but noted the development agreement had a fencing provision.

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:18 p.m.

Conlin spoke to storm water run off concerns and noted a preliminary stormwater management plan was submitted as part of the application and was included in the development agreement. Conlin explained land grading considerations were not required by the development agreement but altering grades needed to be approved by Halifax Regional Municipality. Conlin spoke to the traffic impact statement and noted no required upgrades were recommended by the engineer.

MOVED by Councillor Gillis, seconded by Councillor Young

THAT North West Community Council:

- 1. Approve the proposed development agreement for a 17-unit townhouse development at 229 Beaver Bank Road, which shall be substantially of the same form as set out in Attachment A of the staff report dated March 17, 2025; and**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

10.1.3 PLANAPP–2024-02788: Amendment to the Land Use By-law for Planning Districts 14 & 17 to permit vehicles service use in the Fall River Business (FRB) zone

The following was before Community Council:

- Staff report dated April 28, 2025
- Correspondence from Heather Rose
- Staff presentation dated June 9, 2025
- Applicant presentation dated June 9, 2025

Councillor Deagle Gammon stepped down from the Chair and Councillor Gillis assumed the Chair.

Aastha Patel, Planner II gave a presentation.

Patel and Jessica Harper, Principal Planner responded to questions of clarification from Community Council.

The hearing opened at 7:41 p.m.

The Vice Chair invited the applicant to come forward and address Community Council.

Rob LeBlanc, Applicant gave a presentation.

The Vice Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

The Vice Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

MOVED by Councillor St-Amand, seconded by Councillor Deagle Gammon

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:49 p.m.

MOVED by Councillor Deagle Gammon, seconded by Councillor Hartling

THAT North West Community Council adopt the amendment to the text of the Land Use By-law for

Planning Districts 14 and 17, as set out in Attachment A of the staff report dated April 28, 2025.

MOTION PUT AND PASSED.

Councillor Deagle Gammon resumed the Chair.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for items: 10.1.1, 10.1.2 and 10.1.3.

For a detailed list of correspondence received refer to the specific agenda item.

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

The Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – August 11, 2025

20. ADJOURNMENT

The meeting was adjourned at 7:53 p.m.

Elizabeth Macdonald
Legislative Assistant